178.0	0007	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	665,500 / 665,500
					USE VALUE:	665,500 / 665,500
					ASSESSED:	665,500 / 665,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		DAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOJACONO MICHAEL J/ETAL
Owner 2:	LOJACONO KATHLEEN T
Owner 3:	
Street 1:	11 DAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,600 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Wood Shingle Exterior and 1758 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5600.000	253,900		411,600	665,500
Total Card	0.129	253,900		411,600	665,500
Total Parcel	0.129	253,900		411,600	665,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.56 | /Parcel: 378.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 120960

GIS Ref

GIS Ref

Insp Date 07/13/18

!14024!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 178.0-0007-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	253,900	0	5,600.	411,600	665,500	665,500	Year End Roll	12/18/2019
2019	101	FV	206,200	0	5,600.	411,600	617,800	617,800	Year End Roll	1/3/2019
2018	101	FV	206,000	0	5,600.	346,900	552,900	552,900	Year End Roll	12/20/2017
2017	101	FV	206,000	0	5,600.	317,500	523,500	523,500	Year End Roll	1/3/2017
2016	101	FV	206,000	0	5,600.	270,500	476,500	476,500	Year End	1/4/2016
2015	101	FV	192,900	0	5,600.	235,200	428,100	428,100	Year End Roll	12/11/2014
2014	101	FV	192,900	0	5,600.	217,600	410,500	410,500	Year End Roll	12/16/2013
2013	101	FV	192,900	0	5,600.	207,000	399,900	399,900		12/13/2012

PRINT

Date	Time
12/11/20	03:54:32

LAST REV

Date	Time
07/30/18	09:10:58
apro	
14024	

USER DEFINED

Prior Id # 1:	120960
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRENCH WARREN/E	25358-236		5/23/1995		218,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/1996	491		2,800					REMODEL KITCHEN
5/17/1995	256	Manual	900					NEW BEAM

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2018	Meas/Inspect	BS	Barbara S
12/5/2008	Measured	336	PATRIOT
3/13/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/28/1999	Measured	163	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5600		Sq. Ft.	Site		0	70.	1.05	7									411,600						411,600	

Total AC/HA: 0.12856 | Total SF/SM: 5600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 411,600 | Spl Credit | Total: 411,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.24726963
Const Adj.:	0.99742496
Adj $ / SQ:	130.626
Other Features:	91000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	367982
Depreciation:	114074
Depreciated Total:	253908

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

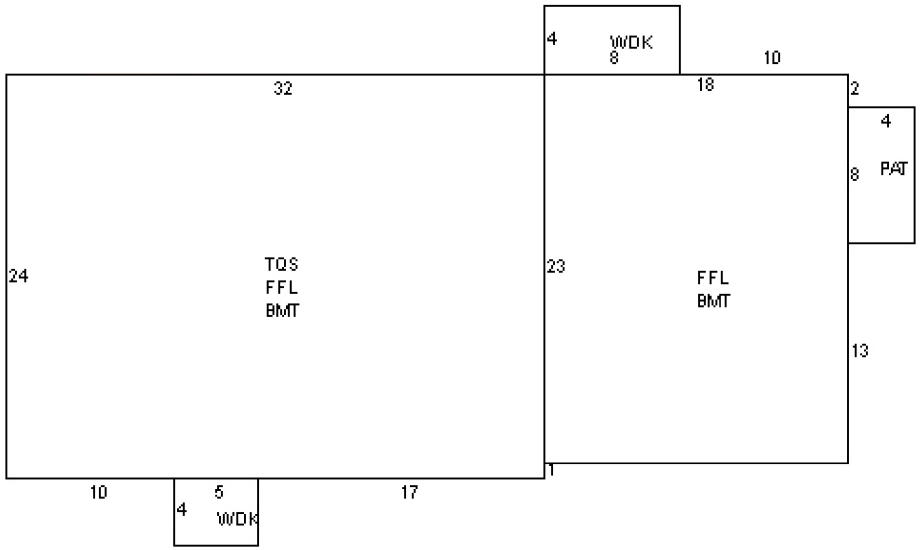
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	130.63
Special Features:	0	Val/Su Net:	83.96
Final Total:	253900	Val/Su SzAd	144.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,182	39.190	46,320
FFL	First Floor	1,182	130.630	154,400
TQS	3/4 Story	576	130.630	75,241
WDK	Deck	52	15.960	830
PAT	Patio	32	5.980	192

Net Sketched Area:	3,024			Total:	276,983
Size Ad	1758	Gross Are	3216	FinArea	1758

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0007-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	